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**November 11, 2024**

**To:** Orange County Services

**Attention:** OC Public Works & OC Development Services

300 North Flower Street

Santa Ana, CA 92702

**From:** Gavin Frieauf

**C.C.:** Ryan McDaniel, AIA

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**SUBJECT:** Letter of Project Proposal and Scope of Work

**PROJECT:** The Jaeger Residence – Coastal Development Permit for New Single-Family Residence

**OWNER:** James M. Jaeger & Michelle R. Jaeger

Trustees of the Jaeger Family Trust, dated July 27, 1996

10620 Southern Highlands Pkwy., Suite. 110-1000

Las Vegas, NV 89141

**LOCATION:** 131 Emerald Bay, Laguna Beach, CA 92651

APN: 053-040-03

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The subject Planning Application requests approval of a Coastal Development Permit to authorize the demolition of an existing single-family residence and associated site improvements; and the construction of a new single-family residence with associated site improvements. The project is located at 131 Emerald Bay within the Community of Emerald Bay, which is part of the unincorporated area of the County of Orange, north of the city limits of Laguna Beach. The following describes the existing conditions and details of the proposed development.

The property currently consists of an existing home to be demolished. Client proposes to build a new single-family residence of approximately 4,585 square feet living (two-story) with a 2-car garage of approximately 500 square feet built on a slab on grade foundation. With Type-V construction (wood and steel). The project will be of a design with the supporting program including but not limited to the following: (main level) living area consisting of great room, kitchen with island, butler's pantry, dining room, guest suite with en-suite bathroom and closet, office, powder bath, mud room, and elevator; (second level) primary suite with attached bath and closet, three (3) secondary bedroom suites, and a den; (outdoor improvements) exterior balcony(s), outdoor living area with BBQ, dining, jacuzzi, fire pit, walk-up bar and small garden area. The exterior materials will be a blend of vertical wood siding, natural stone veneer, standing seam metal roofing, and the use of metal accent products. Solar panels will be required.

Thank you,

**Gavin Frieauf**

*Project Manager*